

## **B-1 Business District**

The B-1 Business District is established to provide for retailing goods and services to the passing motorists and residents living in the area. Because the business uses are subject to the public view, developers and operators of businesses should provide an appropriate appearance, parking and design of entrances and exits to businesses in a manner to minimize traffic congestion. The regulations of this district are designed to permit a concentrated development of permitted uses while maintaining a substantial relationship between the intensity of land uses and the capacity of utilities and streets.

### **AREA, YARD AND HEIGHT REQUIREMENTS:**

	Lot Area in SF	Lot Width	Front Yard Setback	Side Yard	Rear Yard	Max Height
B-1 Business	N/A	100'	30' (b)(d)(m)	5' (i)(m)	20' (e)(h)(m)	50'

- (b) Minimum required front yard setback shall be developed for sidewalks, grass and/or plants and the necessary entrance driveways.
- (d) Front yard shall also be landscaped in grass and ornamental shrubs and trees.
- (e) Detached accessory structures may be placed no closer than five (5') feet from the rear lot line.
- (h) In all zoned districts, where a swimming pool is an approved accessory to a primary residence or other structure, there shall be provided around the perimeter, an enclosed fence with a minimum height of four (4') feet, with all gates provided being self closing and all vertical or horizontal openings being no more than four (4") inches, which would deter and/or prevent the accidental or unauthorized use of said swimming pool. Fences, which enclose the rear yard of the property, shall be approvable if they totally secure that area in and around the swimming pool structure.
- (i) One side lot may be zero (0') feet while the opposite line may be no closer than fifteen (15') feet.
- (m) The front, rear, and side yard for any non-residential building shall not be less than required by the Table in this Article. However; where a non-residential building, other than a hotel or motel which is subject to note (1) is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building facade. Facades shall be designated on each building so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the facade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior stairways, and decks,) and its altitude shall be the length of the base line multiplied by a factor related to the height of the building as shown below:

<u>Number of Stories/Height</u>	<u>Altitude Factor</u>
2 or more than 25 feet	0.3
3 or more than 35 feet	0.4
4 or more than 40 feet	0.5

(One story buildings 25' or less in height shall provide the minimum yards as required by the Table in this Article)

The isosceles triangle thus established shall not extend across any property line on to land zoned Residential. The isosceles triangle may extend into public right-of-way zoned residential but shall not extend across public right-of-way on to and zoned residential.

## **PERMITTED AND SPECIAL USES (SU):**

### **Residential Uses**

bed and breakfast inns  
planned unit developments (SU)

### **Recreational Uses**

amusement arcades and indoor places  
of entertainment; including bowling  
alleys, pool rooms, skating rinks &  
batting cage, tennis courts  
associations or organizations;  
social & fraternal, clubs, lodges  
auditorium, assembly hall;  
indoor theaters, public  
bingo games  
dance studios & schools, including  
aerobics  
dance halls, not including night clubs (SU)  
fortune tellers, astrologers  
golf course, including pro shop (SU)  
martial arts instructional schools  
miniature golf facilities  
physical fitness centers  
public parks  
recreation facilities, public  
recreation facility, private:  
including country clubs, private  
neighborhood parks & multi-family  
recreation areas where the principal  
use is permitted in the zoning district  
swim & tennis clubs

### **Educational & Institutional Uses**

ambulance services  
churches, synagogues & other  
associated activities  
colleges or universities  
day care centers,  
(6 or more)  
governmental offices  
& facilities  
hospitals, public & private  
libraries  
museums or art galleries  
nursing & convalescent homes  
congregate & group care

philanthropic institutions  
post offices  
schools, including public schools &  
private schools, having a curriculum  
similar to those given in public schools  
schools, specialty training, such as  
cosmetology, vocation or trade  
services, not elsewhere classified,  
where no retail, wholesale, or repair  
is conducted

### **Business, Professional & Personal Services**

accounting, auditing, or bookkeeping  
administrative or management services  
advertising agencies or representatives  
agencies & offices rendering specialized  
services not involving retail trade such  
as real estate, insurance, advertising,  
architecture, engineering, & accounting  
and not listed elsewhere  
animal clinics & hospitals; including totally  
enclosed kennels operated in  
connection with animal clinics or  
hospitals  
automobile maintenance and repair (SU)  
automobile parking lots & facilities for  
permitted uses in the district  
automobile parking (commercial)  
automobile rental or leasing  
automobile washing facilities (SU)  
banks and credit unions  
barber shops  
chiropractors' offices  
clothing alterations or repairs  
communicative facilities, including  
radio & television broadcasting  
excluding towers that exceed the  
heights limits  
computer services  
contractors' offices (no storage)  
convenience food stores  
day spa (including manicures, pedicures,  
facials, saunas, aromatherapy, skin care,  
permanent makeup, hairstyling, massage  
therapy, and product sales)

dental offices & laboratories  
 doctors' offices & laboratories  
 dry cleaning & laundry facilities  
 employment agencies, personnel  
     agencies  
 engineering, architectural, surveying  
     services  
 equipment rental & leasing  
     (No vehicles or outdoor items)  
 exterminating services  
 finance or loan offices  
 fraternal organizations  
 freezer lockers  
 funeral homes  
 hair salon  
 insurance agencies  
 internal service facilities,  
     incidental to permitted uses,  
     including cafeterias, day care  
     facilities, snack bars, pharmacies,  
     optical stores & similar retail  
     activities when conducted solely  
     for use of employees, patrons, or  
     occasional visitors; provided, such  
     activities are within the principal  
     building & advertising for it is not  
     permitted beyond the premises  
 investment houses  
 interior decorator  
 laundromats  
 law offices  
 locksmith shops, including repair  
 massage therapist  
 medical, dental or related offices  
 medical or dental laboratories  
 mortgage brokers  
 nail salon (including manicures and pedicures)  
 office, not classified elsewhere (no retail)  
 optometrists & ophthalmologists  
 photocopying & duplicating services  
 photo finishing laboratories  
 photography studio  
 picture framing shop  
 psychologists' offices  
 real estate offices  
 rehabilitation or counseling services  
 service stations (not including truck stops)  
     including repairs and the screened  
     storage of not more than 5  
     inoperable cars     (SU)  
 shoe repair or shoeshine shops

signs as regulated by Article IX  
 stock, security or commodity brokers  
 structures & uses clearly incidental to a  
     permitted use  
 tanning salons  
 tattoo studios  
 taxidermists  
 theater, indoor  
 travel agencies  
 utility company offices  
 vocational, business, secretarial schools  
 watch, clock, jewelry repair shops

### **Retail Trade**

antique shops  
 apparel sales  
 appliance sales & service  
 art studios & galleries  
 arts & craft sales; similar specialty retail  
 auction houses  
 automobile parts & supply store  
 bakeries; retail  
 bars & nightclubs     (SU)  
 bicycle sales & repair  
 book stores  
 camera & photography; sales & service  
 candy stores  
 carpet sales & storage  
 clothing shops  
 catalogue shops  
 computer sales  
 dairy products stores  
 department & variety stores  
 drug stores & pharmacies  
 electronic product sales  
 fabric or piece goods stores  
 farmers' or produce markets     (SU)  
 floor covering, drapery or upholstery  
 florist shop  
 furniture sales  
 garden centers or retail nurseries  
 gift, novelty & souvenir shop  
 grocery store  
 hardware store  
 hobby & toy stores  
 homes furnishings, miscellaneous  
 jewelry sales & repair  
 leather goods sales  
 lighting goods sales  
 liquor stores  
 miscellaneous retail sales

music stores including instrument repair  
newsstand, magazines  
office supply store  
optical goods sales  
paint, glass & wallpaper stores  
pawn shop  
pet stores  
radio & television, stores & repairs  
record, tape, cd stores  
restaurants (with drive-through) (SU)  
restaurants (no drive-through) (SU)  
retail sales & service where not  
classified elsewhere, and where all  
retail sales & services are conducted  
within an enclosed building  
service stations, gasoline (no repair)  
shoe sales and/or repair  
shopping centers & malls  
sporting goods stores  
tire dealers & services  
tobacco stores  
video tape rental & sales  
woodworking shops, retail

#### **Wholesale Trade**

market showrooms (furniture,  
apparel, etc.)

#### **Manufacturing & Industrial Uses**

pottery & related products (SU)  
printing & publishing

#### **Public Works Etc.**

electric transmission distribution poles,  
towers supporting cable, lines &  
related appurtenances  
governmental public works facilities,  
utilities, infrastructure & appurtenances  
natural gas distribution lines & related  
appurtenances  
sewage collection lines, pump stations  
& appurtenances  
sewage treatment plants, non-

government public (SU)  
telephone & television cable poles,  
towers supporting cable, lines &  
related appurtenances  
water distribution lines, booster pumps,  
storage facilities & appurtenances  
water treatment plants, non-government  
public (SU)  
wireless telecommunications towers &  
facilities (SU)

#### **Miscellaneous**

temporary structures associated with  
permitted uses such as mobile  
classrooms, temporary facilities while  
construction is underway, and similar  
temporary situations for a period  
not exceeding one (1) year. The Board  
of Adjustment may permit, as a special  
exception, an extension of such permit  
beyond the one (1) year time period where  
the Board finds after due notice and public  
hearing that extenuating circumstances  
for the particular situation merits extension  
of the temporary permit.  
temporary events & structures  
yard sales - limited to 2 two-day events  
per year